

ZB# 08-06

Henry VanLeeuwen

55-1-146

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

March 24, 2008

08-06 HENRY VanLeeuwen (A)
340 Beattie Rd (55-1-11)

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 55-1-146

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

HENRY VAN LEEUWEN

AREA

CASE #08-06

WHEREAS, Henry VanLeeuwen, owner(s) of 340 Beattie Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Proposed

LOT #1:

(Proposed Lot #2 complies with zoning, as referred by Planning Board (08-05)

36,311 s.f. Gross Minimum Lot Area and;

4,311 s.f. Net Minimum Lot Area and;

4 ft. Front Yard Setback

WHEREAS, a public hearing was held on March 24, 2008 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were/was one spectator(s) appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application. The public member had questions only that were answered at the hearing; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The Property is a residential Property located in a neighborhood of residential properties.

- (b) The applicant seeks the variance in order to construct a one-family home.
- (c) In constructing the home , the applicant will not remove any trees or substantial vegetation.
- (d) In building the home the applicant will not build on top of nor will it interfere with any easements or rights-of-way including, but not limited to, water, sewer and electrical easements
- (e) In building the home the applicant will not create the ponding or collection of water or divert the flow of water drainage.
- (f) The house will be similar in size and nature to other houses in the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for the following variances for Proposed

LOT #1:

(Proposed Lot #2 complies with zoning, as referred by Planning Board (08-05)

36,311 s.f. Gross Minimum Lot Area and;

4,311 s.f. Net Minimum Lot Area and;

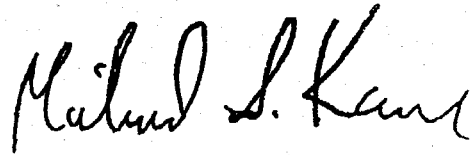
4 ft. Front Yard Setback

All at 345 Beattie Road in an R-1 Zone (55-2-13) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: 03/05/09



Michael Kane, Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: AUGUST 5, 2008
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 169.60 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #08-06

NAME & ADDRESS:

**Henry Van Leeuwen
345 Beattie Road
Rock Tavern, NY 12575**

THANK YOU,

MYRA

J.F.08-05-08



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #08-06 TYPE: AREA TELEPHONE: 496-9523

APPLICANT:

Henry Van Leeuwen
345 Beattie Road
Rock Tavern, NY 12575

RESIDENTIAL:	\$ 50.00	CHECK #174
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK #173



<u>DISBURSEMENTS:</u>		MINUTES	ATTORNEY
		<u>\$7.00 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>3</u>	PAGES	<u>\$ 21.00</u>	<u>\$ 35.00</u>
2 ND PRELIMINARY:	—	PAGES	<u>\$ _____</u>	<u>\$ _____</u>
PUBLIC HEARING:	<u>4</u>	PAGES	<u>\$ 28.00</u>	<u>\$ 35.00</u>
PUBLIC HEARING:	—	PAGES	<u>\$ _____</u>	<u>\$ _____</u>

LEGAL AD: Publish Date: \$11.40

TOTAL: \$ 60.40 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 130.40

AMOUNT DUE: \$ _____

REFUND DUE: \$ 169.60

Cc:

J.F. 08-05-08

February 25, 2008

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PRELIMINARY MEETINGS:

HENRY_VAN_LEEUWEN_(08-06)

MR. KANE: Tonight's first preliminary meeting Henry Van Leeuwen. Request for 25 foot side yard setback for proposed single family home at 340 Beattie Road in an R-1 zone. Hi, come on up, state your name please and address.

MRS. VAN LEEUWEN: Betty Ann Van Leeuwen, V-A-N-L-E-E-U-W-E-N, 345 Beattie Road, Rock Tavern, New York 12575.

MR. KANE: I gather you're Henry's wife?

MRS. VAN LEEUWEN: Yes.

MR. KANE: Otherwise known as the boss. Tell us what you want to do.

MRS. VAN LEEUWEN: Well in the construction of our home we want to make sure that the house itself is not too close to the wetlands so that's why we propose to have it moved at this point because of the wetlands.

MR. BABCOCK: Maybe I can help a little bit with this. When they got the building permit and then got the contractor, the existing house requirement was 20 foot from the property line because of the old zoning. And the new zoning is 40 feet. And the contractor filed 20 feet because he thought that the zoning was the same, I don't know if he didn't look at it or whatever. And not only didn't he get 20 feet, he got only 15 feet so when we asked him to stake out and give us a foundation location because we give him a building permit we realized the house is only 15 feet from the property line instead of the 40 feet.

MR. KANE: Is that the 15.1 that's on the map, Mike?

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MR. BABCOCK: That's correct, we just said 15 feet, we rounded it off, that's why they're here tonight for a variance.

MR. KANE: Okay.

MR. BABCOCK: The house is on quite an angle, I don't know if you have that.

MR. KANE: Basically you're off to that corner to stay out of the wetlands on the property?

MRS. VAN LEEUWEN: Yes.

MR. KANE: Any easements running through that area?

MRS. VAN LEEUWEN: No.

MR. KANE: Creating any water hazards or runoffs?

MRS. VAN LEEUWEN: No.

MR. KANE: Cutting down substantial vegetation or trees?

MRS. VAN LEEUWEN: Absolutely not, it's like a field.

MR. KANE: And the foundation's already in place?

MR. BABCOCK: That's correct.

MR. KANE: So in the public hearing just state that for the record that the error came and the change of the zoning for the building and he was still five foot off, okay. Any further questions at this point? I'll accept a motion.

MS. LOCEY: I'll offer a motion to schedule a public hearing on the application of Henry Van Leeuwen for a

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request for a 25 foot side yard setback as detailed on the agenda of the Zoning Board of Appeals meeting dated February 25, 2008.

MR. TORPEY: I'll second that.

ROLL CALL

MR. BEDETTI	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MR. KANE: Just for the public hearing just take a couple pictures of the foundation for us.

MRS. VAN LEEUWEN: Okay.

MR. KANE: Show the distance from the road. Thank you.

MRS. VAN LEEUWEN: You got it.

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

PUBLIC HEARING FOR: Henry Van Lamer 340 Beattie

DATE: 3/24/08

SIGN-IN SHEET

	NAME	ADDRESS	PHONE NUMBER
1.	<u>Kew McKenna</u>	<u>334 Beattie Rd.</u>	<u>496-0285</u>
	<u>Asked about Well & water</u>		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

(4)

PUBLIC HEARINGS:

HENRY VAN LEEUWEN

MR. KANE: Request for 25 foot side yard setback for proposed single family home at 340 Beattie Road.

Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. KANE: Before we start, may I ask if there's anybody in the audience for this particular hearing? Okay, just going to send a sheet back so we can get your name and address for the stenographer. Okay, sir.

MR. VAN LEEUWEN: Good evening again. When we started this house the fella that did the foundation work and the contractor thought we were still under the 10 and 20 feet side yards and I didn't realize it until much later that that wasn't the thing, that's why I need a 25 foot variance. I only have 15 feet from the corner of the house to the property line, I think there's pictures up there.

MR. KANE: Cut down any substantial vegetation and trees in the building of the foundation?

MR. VAN LEEUWEN: No.

MR. KANE: Create water hazards or runoffs?

MR. VAN LEEUWEN: No.

MR. KANE: Any easements running through where the foundation is at this time?

MR. VAN LEEUWEN: No, sir.

MR. KANE: And this was a contractor error?

MR. VAN LEEUWEN: Yes.

MR. KANE: Okay, I'm going to open it up to the public right off the bat, sir, if you have any comments, questions, please come on up and say what you need to.

MR. MC KENNA: Ken McKenna, right next door. I just wanted to know if there's anything in the water? I have a problem with the water, if it's too close to my well--

MR. VAN LEEUWEN: I'm too close to your well?

MR. MC KENNA: I'm asking.

MR. VAN LEEUWEN: No, I wouldn't do that and if you have a water problem I'll see if we can move it.

MR. KANE: His well is in front of the existing structure.

MR. VAN LEEUWEN: Because we're putting the house on the, also on the same well, okay, I'm not putting another well in and the septic system is way off to the, if you're looking at the new house it's way off to the left.

MR. MC KENNA: In the back?

MR. VAN LEEUWEN: No, not in the back, in the front but way down, it's at least 500 feet away from the well, maybe 700, 650, 700 feet.

MR. TORPEY: Do you need to see the plans, how far back he's going to be?

MR. MC KENNA: Yes.

MR. VAN LEEUWEN: If there's any movement on your property I'll take care of that, but we have a big

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swampy area in here, the septic system is here, so if your well is over here approximately there, okay. Oh, it's in the back? I thought yours was in the front. This well is 105 feet drawing approximately 30 gallons a minute, I don't know what yours draws.

MR. MC KENNA: Four hundred feet.

MR. VAN LEEUWEN: Somebody drilled passed the waster because the water is within 150 five feet which we, when they drill them with a big drill that's what happens.

MS. LOCEY: But you're going to use the existing well so it should not impact on his water.

MR. VAN LEEUWEN: No because my well sits right about here and there's a pipe that runs from this corner over to here.

MR. MC KENNA: That was my only question.

MR. VAN LEEUWEN: If you want one of the maps I'll give you one.

MR. KANE: Do you have any problem with this application other than that?

MR. MC KENNA: No problem.

MR. KANE: Is there anybody else here for this particular hearing? Seeing as there's not, we'll close the public portion of the meeting and ask Myra how many mailings we had.

MS. MASON: On the 12th day day of March I mailed out 33 addressed envelopes and had no responses.

MR. KANE: I have no further questions. Kathy, Pat?

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MR. TORPEY: No, I'm good.

MR. BEDETTI: I just have one question. Are there going to be any decks or anything around there?

MR. VAN LEEUWEN: No.

MR. BEDETTI: Shorter than 115 feet?

MR. VAN LEEUWEN: No, and the decks would happen, it would be here, it would be to the side and there's no decks going on the house, that's maintenance, I don't want no more maintenance.

MR. KANE: I'll accept a motion.

MS. LOCEY: I will offer a motion to grant the requested variances as requested on the application of Henry Van Leeuwen as detailed on the Zoning Board of Appeals agenda dated March 24, 2008.

MR. TORPEY: I'll second that.

ROLL CALL

MR. BEDETTI	AYE
MR. TORPEY	AYE
MS. LOCEY	AYE
MR. KANE	AYE



RESULTS OF Z.B.A. MEETING OF: March 24, 2008

PROJECT: Harry Vandeweyer 340 Beattie ZBA # _____
P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ☒

VARIANCE APPROVED: M) 10 S) 1 VOTE: A _____ N _____

~~VOLPE~~
BEDETTI
LOCEY
TORPEY
KANE

A
A
A
A

CARRIED: Y ☒ N _____

AGENDA DATE: _____

AFFIDAVIT OF MAILING

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

VANLEEUEWEN

**AFFIDAVIT OF
SERVICE
BY MAIL**

#08-06

X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 131 Mt. Airy Road, New Windsor, NY 12553.

That on the 12TH day of **MARCH, 2008**, I compared the 33 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

24th day of March, 2008

J. A. Gallagher
Notary Public

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/ 10

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

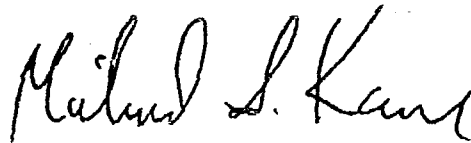
Appeal No. (08-06)

Request of HENRY VAN LEEUWEN

for a VARIANCE of the Zoning Local Law to Permit:

Request for 25 ft. Side Yard Setback for proposed single family home at 340 Beattie Road in an R-1 Zone (55-1-146)

PUBLIC HEARING will take place on MARCH 24TH, 2008
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.

A handwritten signature in black ink, reading "Michael S. Kane". The signature is written in a cursive style with a horizontal line underneath the name.

Michael Kane, Chairman

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: 02-25-08 mm

DATE: 02-26-08 PROJECT NUMBER: ZBA# 08-06 P.B. # _____

APPLICANT NAME: HENRY VAN LEEUWEN

PERSON TO NOTIFY TO PICK UP LIST:

Henry Van Leeuwen
345 Beattie Road
Rock Tavern, NY 12575

TELEPHONE: 496-9523

TAX MAP NUMBER: SEC. 55 BLOCK 1 LOT 146
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 340 BEATTIE ROAD
NEW WINDSOR

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 175

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

J. Todd Wiley, Assessor

February 28, 2008

Henry Van Leeuwen
345 Beattie Road
Rock Tavern, NY 12575

Re: 55-1-146

ZBA: 08-06 (33)

Dear Mr. Van Leeuwen

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/td
Attachments

CC: Myra Mason, ZBA

55-1-42.45

Beattie R. Associates, LLC
119 Rockland Center #150
Nanuet, NY 10954

55-1-60

Heritage Oak – New Windsor LLC
PO Box 183
Colts Neck, NJ 07722

55-1-42.41, 55-1-42.42

Hardy Credit Co.
1019 Route 519 Bldg. 1
Eighty-Four, PA 15330

55-1-66

William & Eileen Gamble
377 Beattie Road
Rock Tavern, NY 12575

55-1-65.4

Thomas & Heidi Gamble
373 Beattie Road
Rock Tavern, NY 12575

55-1-132.31

Kenneth McKenna
334 Beattie Road
Rock Tavern, NY 12575

55-1-118

Alice Polman
330 Beattie Road
Rock Tavern, NY 12575

55-1-116.1

Raymond & Loretta Sullivan
328 Beattie Road
Rock Tavern, NY 12575

55-1-117

Julian & Demetria Bonnick
318 Beattie Road
Rock Tavern, NY 12575

55-1-119.1

Joseph & Susan Picone
17 Ann Elizabeth Drive
Washingtonville, NY 10992

55-1-132.2

Robert & Rachel Douglas
23 Ann Elizabeth Drive
Washingtonville, NY 10992

55-1-145

Isaac & Evelyn Mallard
45 Ann Elizabeth Drive
Washingtonville, NY 10992

55-1-61

Maben Group LLC
415 N. Little Tor Road
New City, NY 10956

55-1-25.2

Mary Roche, Mary & Louise Jezik
2 Gerstein Drive
Croton-on-Hudson, NY 10520

55-1-133

Andrew & Heather McKeen
10 Ann Elizabeth Drive
Washingtonville, NY 10992

55-1-96.12

Eugene & Anna Neporanny
335 Beattie Road
Washingtonville, NY 10992

55-1-96.21

David & Arlene Nolan
325 Beattie Road
Washingtonville, NY 10992

55-1-95.1

James & Deborah Corcoran
317 Beattie Road
Washingtonville, NY 10992

55-2-13.11

Robert C. Rodriguez
341 Beattie Road
Rock Tavern, NY 12575

55-2-13.12

VanLeeuwen, Henry P. & Elizabeth
345 Beattie Road
Rock Tavern, NY 12575

55-2-1

Ira & Marie Kurtz
2 Maclean Drive
Rock Tavern, NY 12575

55-2-2

Joseph & Susan Filoreto Jr.
4 Maclean Drive
Rock Tavern, NY 12575

55-2-3

Diane Jacob
6 Maclean Drive
Rock Tavern, NY 12575

55-2-4

John & Jeanette Shupe
8 Maclean Drive
Rock Tavern, NY 12575

55-2-5

Christopher & Lorraine Pasquarelli
10 Maclean Drive
Rock Tavern, NY 12575

55-2-6

Rodney Krinkle
12 Maclean Drive
Rock Tavern, NY 12575

55-2-7

Thomas & Heather Durney
14 Maclean Drive
Rock Tavern, NY 12575

55-2-8

Robert & Darlene Prosser
16 Maclean Drive
Rock Tavern, NY 12575

55-2-9

John O'Donoghue & Carol McGrath
11 Maclean Drive
Rock Tavern, NY 12575

55-2-10

John & Jean Dunn
9 Maclean Drive
Rock Tavern, NY 12575

55-2-11
Jorge & Ileana
7 Maclean Drive
Rock Tavern, NY 12575

55-2-12
Bruce & Laura Hermann
5 Maclean Drive
Rock Tavern, NY 12575



RESULTS OF Z.B.A. MEETING OF: February 25, 2008

PROJECT: Henry Van Leeuwen

ZBA # 08-06

P.B.# _____



USE VARIANCE:

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) Lo S) T VOTE: A 4 N 0

~~VOLPE~~

BEDETTI A
LOCEY A
TORPEY A
KANE A

CARRIED: Y ✓ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) _____ S) _____ VOTE: A _____ N _____

VOLPE _____
BEDETTI _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

AGENDA DATE: _____

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 02-25-08

FOR: 08-06 ESCROW

FROM:

Henry Van Leeuwen
345 Beattie Road
Rock Tavern, NY 12575

CHECK FROM:
SAME

CHECK NUMBER: 173

TELEPHONE: 496-9523

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

J. Hume 2-25-08
NAME DATE

08-06 ESCROW

HENRY VAN LEEUWEN BUILDER & DEVELOPER BEATTIE ROAD 496-9523 ROCK TAVERN, NY 12575		173
DATE <u>1/31/08</u>		50-7044/2219
PAY TO THE ORDER OF <u>Town of New Windsor</u>	\$ <u>300.00</u>	
<u>Provident Bank</u>	DOLLARS	
FOR <u>m. Oates</u>		
⑈000173⑈ ⑆221970443⑆ 0006215775⑈		

ZBA # 08-06

Town of New Windsor

555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#121-2008

02/29/2008

VanLeeuwen, Henry

Received \$ 50.00 for Zoning Board Fees, on 02/29/2008. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

_____ **Application Type:** Use Variance ☐ Area Variance ☐
Date Sign Variance ☐ Interpretation ☐

I. Owner Information:

e-mail address: VAN CLAN (6) yaho. Com

Phone Number: (845) 492 9823

Fax Number: () 9473

HENRY P VAN LERWUEN
(Name)

(Address)

II. Applicant:

e-mail address: _____

Phone Number: ()

Fax Number: ()

(Name)

(Address)

III. Forwarding Address, if any, for return of escrow:

Phone Number: ()

Fax Number: ()

(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

(Name)

(Address)

V. Property Information:

Zone: 2 Bore Ag Property Address in Question: _____

Lot Size: _____ Tax Map Number: Section 55 Block 2 Lot 13

a. Is pending sale or lease subject to ZBA approval of this Application? Yes

b. When was property purchased by present owner? 1971

c. Has property been subdivided previously? Yes If so, When: 1972 or 73

d. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? no

******PLEASE NOTE:******

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Henry B. Van Leeuwen</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>Free Winden</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>1 + 2 MacLean Dr Free Winden</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: <i>1/3/08</i> Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly: 	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly: 	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

Reset



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. **In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS SPECIFICALLY:

1. Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; no
2. Whether the requested area variance is substantial; yes
3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; no
4. Whether the alleged difficulty was self-created. no

**After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

My wife Betty Ann and I wish to deed this house to our daughter Tenika Cruz.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	<i>Lot size</i>		
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	<i>40 ± 41</i>		
Total Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ratio**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

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XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)

- ☐ Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)**

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

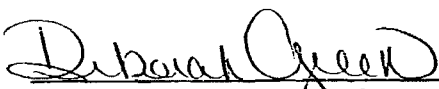
COUNTY OF ORANGE)


The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

4th day of July 2008.

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011


Signature and Stamp of Notary


Owner's Signature (Notarized)
Henry P. Van Leeuwen
Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



TOWN OF NEW WINDSOR
(845) 563-4615 (MYRA MASON)
ZONING BOARD APPLICATION PACKAGE



PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (COMPLETE ONLY THE PAGES WITH HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified) TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST (PRELIMINARY) MEETING.

*

ESCROW

THIS IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

**


LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME

PAGE 1

 **COMPLETE ONLY THE PAGES WITH CHECKED BOX IN CORNER OF PAGE. PLEASE SUBMIT ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified).**

PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE). BRING ENOUGH ENVELOPES PREPARED WITH **YOUR** RETURN ADDRESS AND A REGULAR STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, **ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.** YOU WILL BE GIVEN ENOUGH **"NOTICES OF PUBLIC HEARING"** TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.

COLA

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 10/24/07

APPLICANT: Henry VanLeeuwen
345 Beattie Road
Rock Tavern, NY 12575

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 10/23/07

FOR : Henry VanLeeuwen

LOCATED AT: 340 Beattie Road

ZONE: R-1 Sec/Blt/Lot: 55.1-145

DESCRIPTION OF EXISTING SITE: One Family Dwelling

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-10 Use/Bulk Table, R-1 zone, Line 5-Column F: Required side yard 40 feet, existing side yard 15ft. A variance of 25ft is required.

Louis J. Kynher
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-1 USE: Single Family Dwelling

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD: 40ft

15ft

25ft

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

11/14/07 sent Applicant.

COPY

BUILDING PERMIT

The Town of New Windsor Building Department, County of Orange, State Of New York
hereby issues permit for project as described herein:

Permit No.

PA2007-234

Permit Valid Until:

1/26/2009

Issued Date: **7/26/2007**

Location of Property: **340 Beattie Rd**

Type of Permit **Residential One Family Dwelling**

Tax Parcel ID: **55-1-146**

Fee: **\$1,785.00**

Owner: **Vanleeuwen, Henry B.**

Applicant: **Vanleeuwen, Henry B.**

Elizabeth, Ann

345 Beattie Rd

Rock Tavern, NY 12575

340 Beattie Rd

Rock Tavern, NY 12553

FILE COPY

Description Of Work

ONE FAMILY HOUSE - ZONING BOARD APPROVAL 5/14/07

I am familiar with the Zoning/Building Ordinance(s) and the New York State Uniform Fire Prevention and Building Code requirements related to this permit and do hereby agree to abide by them. The information stated above is correct and accurate.


Signature Of Applicant

BUILDING PERMIT FEE NON-REFUNDABLE

A permit, under which no work has commenced within six (6) months after issuance, shall expire by limitation. Furthermore, a permit that no Certificate of Occupancy or Certificate of Compliance has been issued within eighteen (18) months after issuance shall expire by limitation. Under either circumstance a new building permit shall be secured before work can begin or be completed.

It is the responsibility of the Owner/Occupant and/or Contractor to comply with all applicable ordinances. Notification requests for inspection must be made at least 24 hours in advance to the number shown below. Voice mail requests for inspection will not be scheduled. YOU MUST HAVE YOUR BUILDING PERMIT NUMBER AVAILABLE when calling for any inspections or inquiries.

Comments:

~~FOUNDATION~~

*full permit
9/12/07*

OK You must call for the following inspections:

9/25/07 OK

1. FOOTING - (845) 563-4618 *9/10/07*

2. FOUNDATION - (845) 563-4618

4. SLAB - (845) 563-4618

5. FRAMING - (845) 563-4618

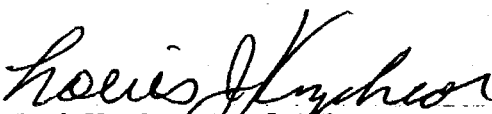
7. ELECTRIC - UNDERWRITER

8. INSULATION - (845) 563-4618

3. FOOTING DRAINS - (845) 563-4618

6. ROUGH PLUMBING - (845) 563-461

9. CO OR CC - (845) 563-4618


Louis Krychew, Asst. Building Inspector

BUILDING PERMIT

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hereby issues permit for project as described herein:

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Type of Permit Residential One Family Dwelling

Tax Parcel ID: 55-1-146

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Elizabeth, Ann
345 Beattie Rd
Rock Tavern, NY 12575

Applicant: Vanleeuwen, Henry B.


340 Beattie Rd

Rock Tavern, NY 12553

Description Of Work

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You must call for the following inspections:

- | | | |
|---|--|---|
| 1. FOOTING - (845) 563-4618 <i>OK M 7/25/07</i> | 2. FOUNDATION - (845) 563-4618 <i>OK K 9/25/07</i> | 3. FOOTING DRAINS - (845) 563-4618 <i>OK M 7/23/07</i> |
| 4. SLAB - (845) 563-4618 <i>OK K 7/25/07</i> | 5. FRAMING - (845) 563-4618 <i>OK K 10/22/07</i> | 6. ROUGH PLUMBING - (845) 563-4618 <i>OK K 11/22/07</i> |
| 7. ELECTRIC - UNDERWRITER | 8. INSULATION - (845) 563-4618 | 9. CO OR CC - (845) 563-4618 |


Louis Krychew, Asst. Building Inspector

FILE COPY

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Wall water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway pond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percol test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

APR 27 2007

FOR OFFICE USE ONLY:

Building Permit # 2007 234

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Henry + Elizabeth Vanleeuwen
Address 345 Beattie Rd. Rock Tavern NY 12575 Phone # 845-496-9523
Mailing Address Same Fax # _____
Name of Architect Pietrzak + Pfau
Address 282 Greenwich Aven. Suite 4 Phone 845-294-0606
Goshen NY 10924
Name of Contractor Self
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder Owner

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the East side of Beattie Rd. 340
(N, S, E or W)
and 1 1/2 miles feet from the intersection of 207 + Beattie Rd
2. Zone or use district in which premises are situated Residential Arig. Is property a flood zone? Y N X
3. Tax Map Description: Section 55 Block 1 Lot 146
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy residential b. Intended use and occupancy residential
5. Nature of work (check if applicable) ☒ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other
6. Is this a corner lot? no one family home
7. Dimensions of entire new construction. Front 72' 3" Depth 72' 3" Height 1 No. of stories 1
8. If dwelling, number of dwelling units: 1 Home Number of dwelling units on each floor 1 floor
- Number of bedrooms 4 Baths 4 1/2 Toilets 4 Heating Plant: Gas Oil
Electric/Hot Air Hot Water X If Garage, number of cars 3
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use

10. Estimated cost

Fee

\$50 -

PAID

ZONING BOARD

CH# 3411

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Kryshear
New Windsor Town Hall
655 Union Avenue
New Windsor, New York 12553
(845) 863-4618
(845) 863-4985 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

(Owner's Signature)

(Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

N

W

E

S

ORANGE COUNTY

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

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2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
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10. There will be no inspections unless yellow permit card is posted.
11. Water and Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED
JUN 19 2007

FOR OFFICE USE ONLY:
Building Permit #: _____

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP. DISABILITY & LIABILITY INSURANCE
CERTIFICATES ARE REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR
ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Henry & Elizabeth VanLeeuwen
Address 345 Beattie Rd Rock Tavern NY 12575 Phone #845-496-9523
Mailing Address Same Fax # _____
Name of Architect Pietrzak & Pfau
Address 282 Greenwich Ave. Suite 4 Phone 845-294-0606
Goshen, NY 10924
Name of Contractor self
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder owner

If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the East side of Beattie Rd #340
(N,S,E or W)
and 1 1/2 miles feet from the intersection of 207 & Beattie Rd.
2. Zone or use district in which premises are situated Residential - Arig Is property a flood zone? Y N X
3. Tax Map Description: Section 55 Block 1 Lot 146
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy residential b. Intended use and occupancy residential
5. Nature of work (check if applicable) ☒ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other
6. Is this a corner lot? no
7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories 1
8. If dwelling, number of dwelling units: 1 Home Number of dwelling units on each floor _____
Number of bedrooms X 3 Baths X 3 1/2 Toilets 4 Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water X If Garage, number of cars 3 Car
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee **ZONING BOARD**

8675 sq FT

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

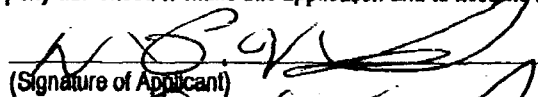
Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisl & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.


(Signature of Applicant)

(Address of Applicant)

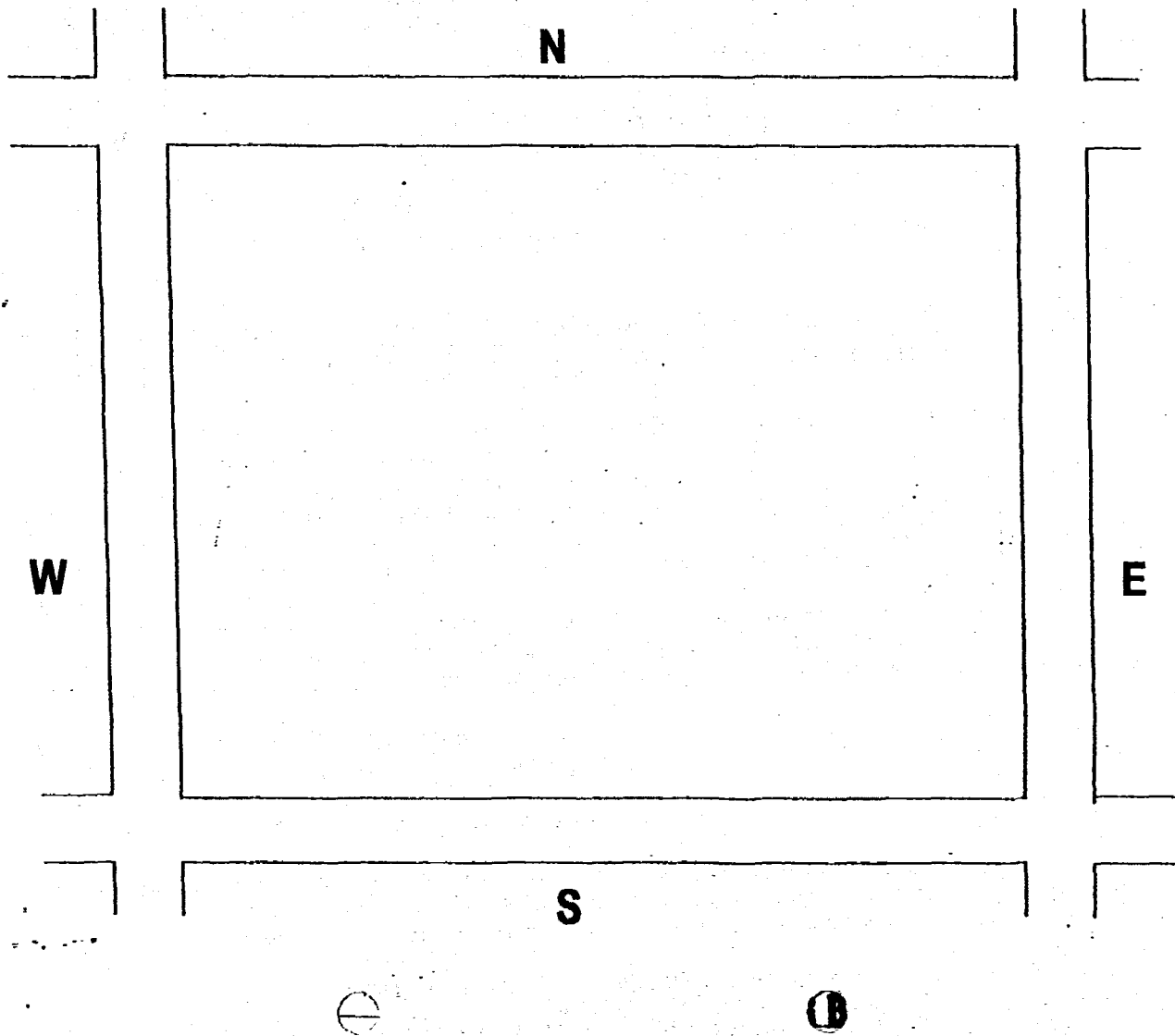

(Owner's Signature)

(Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

1 ZBA

DATE: 4/13/07

APPLICANT: HENRY B. VANKEEUWEN

2 ZBA 5-14-07
APPROVED

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 4/12/07

FOR: HENRY + ELIZABETH VANKEEUWEN

LOCATED AT: 340 BEATTIE RD

ZONE: R-1 Sec/Blk/ Lot: 55-1-146

DESCRIPTION OF EXISTING SITE: SINGLE FAMILY DWELLING

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300 - 8 USE/BULK TABLE R-1 ZONE LINE 5 COLUMN A ^{USES} ^{PERMITTEE} ^{by Right}

ONE FAMILY DWELLINGS, NOT TO EXCEED 1 DWELLING ~~LOT~~ ON EACH LOT.
PROPOSED SINGLE FAMILY DWELLING WILL REQUIRE A VARIANCE FOR
2 - SINGLE FAMILY DWELLINGS ON ONE LOT

BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: *R-1* USE: Bulk Tables

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

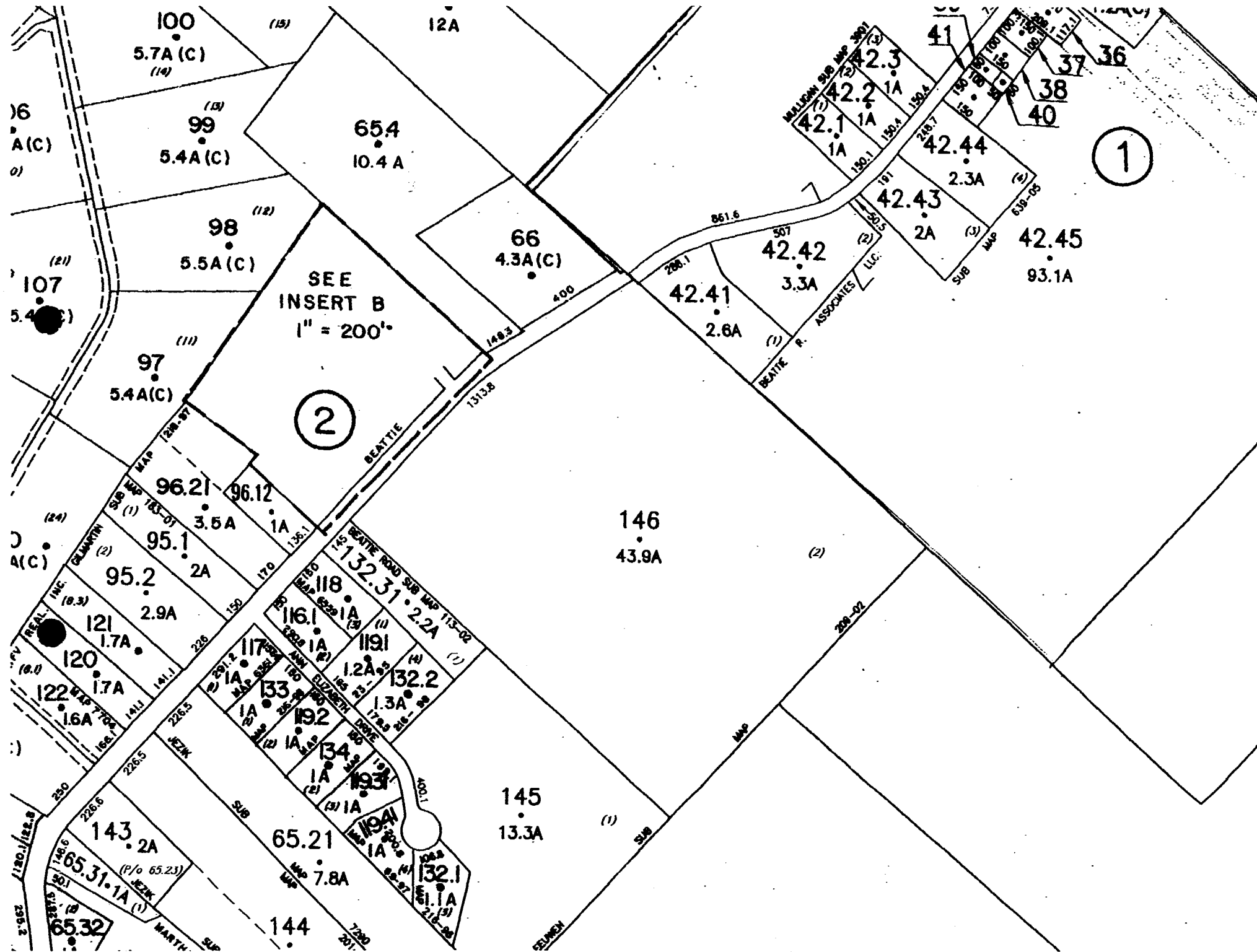
MAX BLDG HT:

FLOOR AREA RATIO:

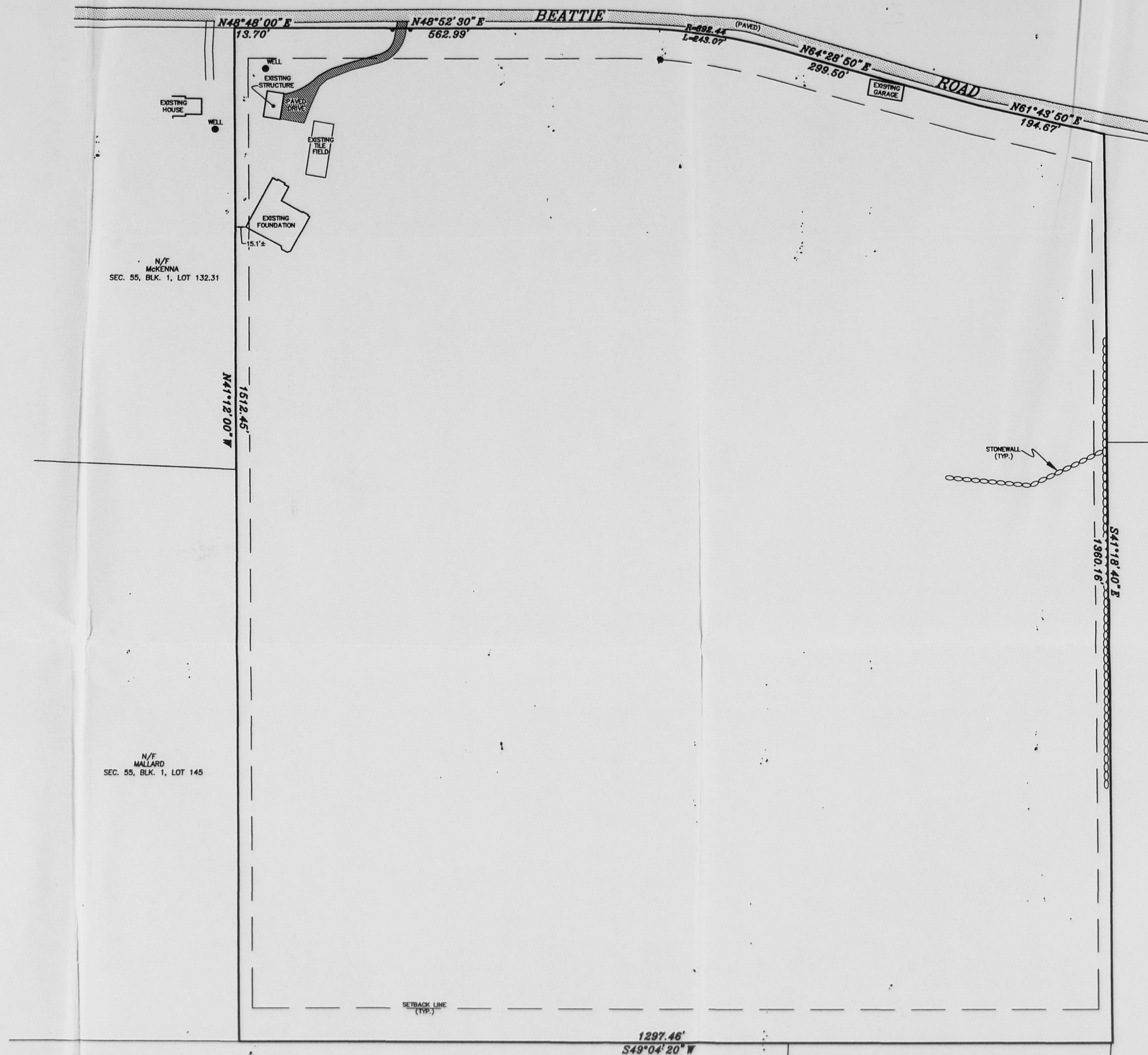
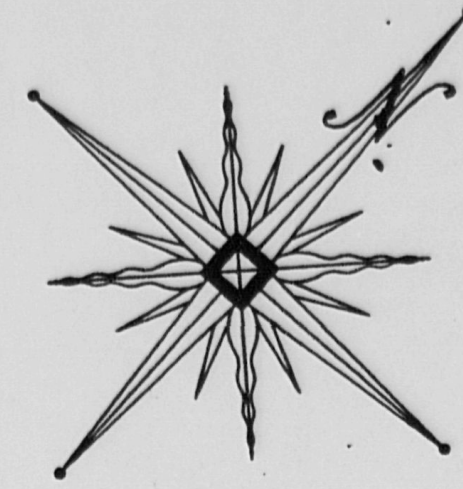
MIN LIVABLE AREA:

DEV COVERAGE:

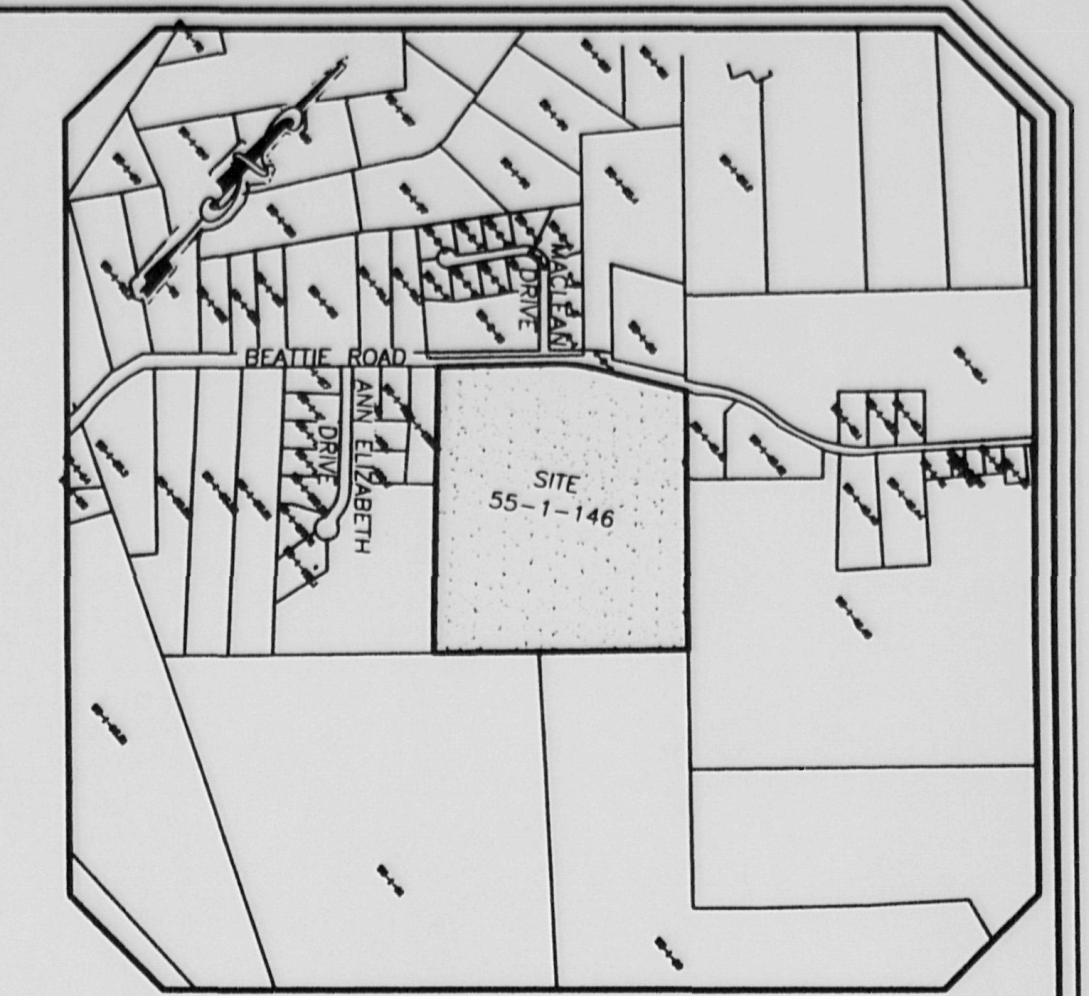
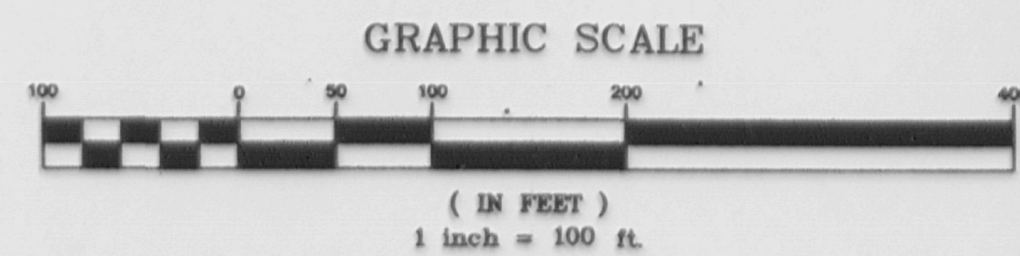
cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP



AREA = 43.9± ACRES
TAX MAP SECTION 55 BLOCK 1 LOT 146



- LEGEND
- SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - HYDRANT
 - UTILITIES (TELEPHONE, ELECTRIC, &/OR TV)
 - CLEANOUT
 - UTILITY POLE
 - WATER VALVE
 - GAS VALVE
 - WATER SHUT OFF VALVE



LOCATION MAP SCALE:
1" = 1000'

NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
6. REFERENCES: A MAP ENTITLED "LANDS OF VANLEEUEWEN 2 LOT SUBDIVISION" FILED WITH THE ORANGE COUNTY CLERKS OFFICE ON OCTOBER 3, 2002 AS MAP NO. 209-02.
7. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
8. SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
9. THE DISTANCES ARE CORRECT BUT SHOULD NOT BE USED FOR CONSTRUCTION.

10/17/07	FOUNDATION LOCATION	CJS
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE 1
GOSHEN, NEW YORK 10884
(914) 294-0888

2 HAMILTON AVENUE
AMHERST, NEW YORK 12704
(716) 796-6648

MICHAEL P. PIETRZAK, P.E.
LICENSE NO. 06422

JOSEPH A. PFAU, P.E.
LICENSE NO. 07646

JOSEPH A. PIETRZAK, P.E.
P.E. LICENSE NO. 07646

P.E. LICENSE NO. 06422

P.E. LICENSE NO. 06422

P.E. LICENSE NO. 06422

I HEREBY CERTIFY TO THE PARTIES
OF INTEREST LISTED BELOW THAT THIS
MAP HAS BEEN PREPARED FROM AN ACTUAL
FIELD SURVEY COMPLETED ON OCTOBER 17, 2007.

HENRY VANLEEUEWEN

LANDS OF
VANLEEUEWEN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

FOUNDATION LOCATION

SECTION 55 BLOCK 1 LOT 146

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED
LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF
SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.N.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
1 OF 1	1 OF 1	1 OF 1
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=100'	96203-146-S	96203.05